

NEATH PORT TALBOT COUNTY BOROUGH COUNCIL  
LOCAL DEVELOPMENT PLAN (2011-2026)



**EXAMINATION IN PUBLIC:**

**Matter 5: Affordable Housing, Gypsy & Traveller Provision  
and Other Special Housing**



**Action Point 5**

*The Council to consider how best to amend the wording of Policy AH1 and supporting text to clearly express the approach that will be adopted in negotiation with developers on affordable housing matters.*

**Council's Response**

The targets and thresholds contained within Policy AH1 have been informed by the findings of the Affordable Housing Viability Study (AHVS) (2012)<sup>1</sup> which tested the economic viability of private residential development in Neath Port Talbot and the provision of affordable housing.

The AHVS is a high level test and therefore suggests the targets are broadly viable. On this basis, the Council recognises there may be some circumstances where a developer may consider that the level of affordable housing contribution specified in Policy AH1 is not viable. Where such instances arise, the Council is willing to enter into negotiations with a developer and will consider, where appropriate, reduced contributions, phased payments or removal of the requirement to contribute towards the provision of affordable housing.

The Draft Supplementary Planning Guidance (September 2014)<sup>2</sup> sets out how the Council will negotiate and provides detail on the process for negotiation. Whilst the detail is contained within the SPG, during the hearing session the Council agreed that providing further clarity on the approach that will be taken when negotiating with developers would be of benefit to the coherence of the policy.

The Council does not deem it appropriate to include a reference in the Policy text and believes it would be more suited within the supporting text. If deemed acceptable and appropriate by the Inspectors, the Council would propose the following change to the Plan to be addressed via a Matters Arising Change:

**New Paragraph** - add new text after Paragraph 5.1.32:

*'The Council acknowledges there may be exceptional circumstances where achieving the target percentages may result in a development not being economically viable. In such circumstances the Authority will require evidence from the developer to demonstrate that the economic viability of the site is affected by genuine economic constraints through the submission of a detailed financial viability appraisal. Where*

<sup>1</sup>Document Ref: EB10.

<sup>2</sup> Document Ref: SD34.

*the Authority is satisfied that the developer has been able to show, using robust evidence that the provision of affordable housing identified in Policy AH 1 is not viable, then reduced or phased contributions maybe negotiated or the requirement to provide affordable housing removed, (subject to annual viability appraisals until the development is complete)'.*